

376 PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3B.3 (A00.3B.3) to permit a side setback of 28 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. The lot is only 150' wide
2. The protective covenants for this subdivision require at least 1100 square feet on the first floor which mandates a relatively wide house
3. The county requires 10,000 square feet be reserved for sewage disposal area making it impossible to build a longer, narrower house and still fulfill the protective covenants

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner: _____
(Type or Print Name)

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Name

Address

Phone No.

Attorney's Telephone No.: _____
Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of May, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of June, 1986, at 9:00 o'clock.

Carl J. J...
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S Crestnoll Rd., 510.5' : OF BALTIMORE COUNTY
SW of the C/L of Knollcrest :
Rd. (2407 Crestnoll Rd.) :
8th District :
DANIEL D. KEISER, et ux, : Case No. 86-510-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Daniel D. Keiser, 815 S. Ann St., Baltimore, MD 21231, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE/S Crestnoll Rd., 510.5' SW * DEPUTY ZONING COMMISSIONER
of the C/L of Knollcrest Road * OF BALTIMORE COUNTY
(2407 Crestnoll Rd.) *
8th Election District *
Daniel D. Keiser, * Case No. 86-510-A
Petitioner *
* * * * *

The Petitioner herein requests a variance to permit a side setback of 28 feet in lieu of the required 50 feet.

Testimony by the Petitioner indicates that existing wells for homes on the west and south require that the sewage disposal area be located nearer the front of the property than usual. In addition, the restrictive covenants for the subdivision require 1100 square feet on the first floor and an attached garage. A dwelling meeting those specifications can be built so as to meet one required side yard setback of 50 feet but not the other. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of June, 1986, that the herein request for a variance to permit a side setback of 28 feet in lieu of the required 50 feet, in accordance with the plan submitted and filed herein, is GRANTED, from and after the date of this Order.

Jan M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 10, 1986

Mr. Daniel D. Keiser
Mrs. Paulette P. Keiser
815 South Ann Street
Baltimore, Maryland 21231

RE: PETITION FOR ZONING VARIANCE
SE/S Crestnoll Rd., 510.5' SW of the C/L of
Knollcrest Rd. (2407 Crestnoll Rd.)
8th Election District
Daniel D. Keiser, et ux - Petitioners
Case No. 86-510-A

Dear Mr. and Mrs. Keiser:

This is to advise you that \$61.10 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from this office. If time it is placed by the County, Maryland, and remitting, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6/17/86

AMOUNT: \$ 61.10

RECEIVED FROM: Daniel D. Keiser, 815 S. Ann St., Baltimore, MD 21231

FOR: Payment of advertising and posting fee for Case No. 86-510-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 26, 1986

Mr. Daniel D. Keiser
815 S. Ann Street
Baltimore, Maryland 21231

RE: Petition for Zoning Variance
SE/S Crestnoll Rd.,
510.5' SW of the C/L of
Knollcrest Road
8th Election District

Dear Mr. Keiser:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

ZONING DESCRIPTION

Beginning at a point on the southeast side of Crestnoll Road (50' wide) at a distance of 510.5' southwest of the centerline of Knollcrest Road and being known and designated as Lot No. 11, Block B, as shown on the Plat entitled "Section 3, Knollcrest Manor", which Plat is recorded among the Land Records of Baltimore County in Plat Book EHKJr. No. 40, Page 87, known as 2407 Crestnoll Road in the 8th Election District.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 29, 1986.

THE JEFFERSONIAN,

13 Kentish
Publisher

Cost of Advertising

24.75

COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., May 29, 1986

TO CERTIFY that the annexed Regulation 1804.62, F.O. 276040 for (1) successive weeks/days previous day of May, 1986, in the

Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
Tandalltown News, a weekly newspaper published in Baltimore County, Maryland.
Community Times, a weekly newspaper published in Baltimore County, Maryland.
COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per *Jan M. H. Jung*

PETITION FOR ZONING VARIANCE

8th Election District

Case No. 86-510-A

LOCATION: Southeast Side of Crestnoll Road, 510.5 feet Southwest of the Centerline of Knollcrest Road (2407 Crestnoll Road)

DATE AND TIME: Tuesday, June 17, 1986, at 9:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 28 feet in lieu of the required 50 feet

Being the property of Daniel D. Keiser, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 7/2/86

Posted for: *Arnold Jablon*

Petitioner: *Daniel D. Keiser, et ux*

Location of property: *SE/S of Crestnoll Rd., 510.5' SW of the C/L of Knollcrest Rd. (2407 Crestnoll Rd.)*

Location of Sign: *2407 Crestnoll Rd. on front of subject property*

Remarks:

Posted by: *Jan M. H. Jung* Signature Date of return: *May 27, 1986*

Number of Signs: 1

8th Election District 86-510-A

Location: SE/S of Crestnoll Rd., 510.5' SW of the C/L of Knollcrest Rd. (2407 Crestnoll Rd.)

Hearing: Tuesday, June 17, 1986, at 9:00 a.m.

Petition for Zoning Variance to permit a side yard setback of 28' in lieu of the required 50'

Petitioners: Daniel D. Keiser, et ux

No. of Signs: 1

*Reported by Bob Ebert
6/12/86 med*

Mr. Daniel D. Keiser
Mrs. Faulette P. Keiser
815 South Ann Street
Baltimore, Maryland 21231

May 16, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S Crestnoll Rd., 510.5' SW of the
c/1 of Knollcrest Rd.
(2407 Crestnoll Rd.)
8th Election District
Daniel D. Keiser, et ux - Petitioners
Case No. 86-510-A

TIME: 9:00 a.m.

DATE: Tuesday, June 17, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-510-A, 86-511-A, 86-512-A and 86-513-A

There are no comprehensive planning factors requiring comment
on these petitions.

James E. Dyer
Director

86-510-

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of May, 1986.

Petitioner Daniel D. Keiser, et ux
Petitioner's Attorney
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 27, 1986

Mr. & Mrs. Daniel D. Keiser
815 S. Ann Street
Baltimore, Maryland 21231

RE: Item No. 376 - Case No. 86-510-A
Petitioner - Daniel D. Keiser, et ux
Variance Petition

Dear Mr. & Mrs. Keiser:

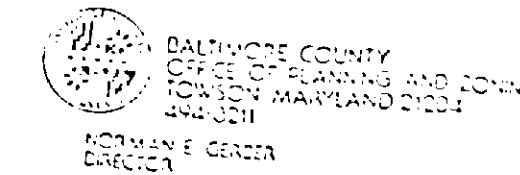
The Zoning Plans Advisory Committee has reviewed the plans
submitted with the above-referenced petition. The following comments
are not intended to indicate the appropriateness of the zoning action
requested, but to assure that all parties are made aware of plans
or problems with regard to the development plans that may have a
bearing on this case. The Director of Planning may file a written
report with the Zoning Commissioner with recommendations as to
the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on your
petition. If similar comments from the remaining members are
received, I will forward them to you. Otherwise, any comment that
is not informative will be placed in the hearing file. This
petition was accepted for filing on the date of the enclosed
filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:hsc
Enclosures



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

May 21, 1986

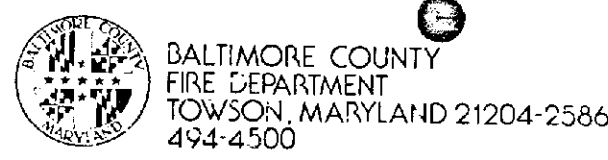
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☒ There are no site planning factors requiring comment.
☒ A County Review Group Meeting is required.
☒ A County Review Group Meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
☒ This site is part of a larger tract therefore it is defined as a
subdivision. The plan must show the entire tract.
☒ A record plat will be required and must be recorded prior
to issuance of a building permit.
☒ The access is not satisfactory.
☒ The circulation on this site is not satisfactory.
☒ The parking arrangements are not satisfactory.
☒ Parking calculations must be shown on the plan.
☒ This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
☒ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 20-23 of the Development
Regulations.
☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
☒ The proposed development plan was approved by the Planning Board
on _____.
☒ The property is located in a Baltimore County Zoning Manual.
Bill 173-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The Reserve
Capacity Use Certificate is located in a Baltimore County Zoning Manual.
The Reserve Capacity Use Certificate is located in a Baltimore County Zoning Manual.
The Reserve Capacity Use Certificate is located in a Baltimore County Zoning Manual.
Additional comments:

cc: James Dyer

James E. Dyer
Chairman, Zoning Planning and Development



BAU: H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Daniel D. Keiser, et ux
Location: SE/S Crestnoll Rd., 510.5 ft. SW of centerline Knollcrest Rd.
Item No.: 376 Zoning Agenda: Meeting of April 29, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

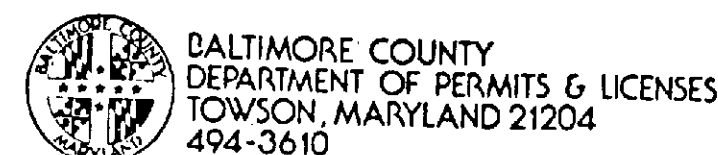
- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. Dyer* Noted and Approved: *John F. Dyer*
Special Inspection Division Fire Prevention Bureau

/mb



TED ZALESKI, JR.
DIRECTOR

May 13, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 376 Zoning Advisory Committee Meeting are as follows:

Property Owner: Daniel D. Keiser, et ux
Location: SE/S Crestnoll Road, 510.5 feet SW of c/1 Knollcrest Road
Districts: 8th.

APPLICABLE ITEMS ARE CHECKED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Building and Code (A.M.D.C. #17-85) and other applicable Codes and Standards.

- () A Building and other miscellaneous permits shall be required before the start of any construction.

- () Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is not required on plans and technical data.

- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

- () All Use Groups except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall, if closer
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party
exterior wall within 3'-0" of an interior lot line.

- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office must be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 501 and 502 and have your architect/engineer contact this department.

- () The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.

- () When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural
Engineer seals are usually required. The change of the Use is from _____ to _____ or
to Fixed Use. See Section 312 of the Building Code.

- () The proposed project appears to be located in a Flood Plain, Flood/Divergence. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevations above sea level for the lot and the finished floor levels including basement.

- () Comments:

- () These abbreviated comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 106 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

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ELEV +5.00'

REF. ELEV 0.00'

ELEV -500

CRESTNOLL ROAD

#2409

106'

LOT II #2407

LOT 12 #2405

82-12-A

Variance granted

50' BLDG SETBACK LINE

GAR.

PROPOSED HOUSE

PORCH

SEWAGE DISPOSAL AREA
10,000 SF

O.K. TO FILE APR 15 1986

M. Hauer

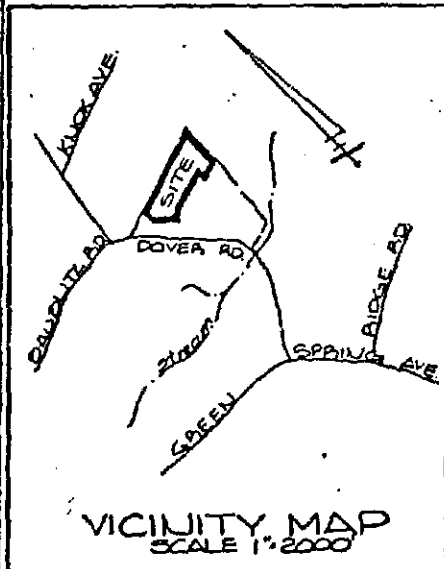
BALTO. CO. HEALTH DEPT.

FINAL APPROVED PLAN

PLAT FOR ZONING VARIANCE
ZONING RC 5
DISTRICT 8
LIBER #40 FOLIO 87

SCALE 1" = 30' OFFICE COPY 376

PLOT PLAN
LOT II, #2407 CRESTNOLL RD.
KNOLLCREST MANOR
SECTION 3, BLOCK B
OWNER/GC.: DANIEL KEISER



VICINITY MAP
SCALE 1" = 2000'

5' DRAINAGE & UTILITY EASEMENT

WESTCOTT & BULLER

376 PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner: _____
(Type or Print Name)

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Name

Address

Phone No.

Attorney's Telephone No.: _____
Address

Phone No.

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Carl J. J...
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S Crestnoll Rd., 510.5' SW of the C/L of Knollcrest Rd. (2407 Crestnoll Rd.) : OF BALTIMORE COUNTY
8th District :
DANIEL D. KEISER, et ux, : Case No. 86-510-A
Petitioners :
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Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
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Deputy People's Counsel
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Peter Max Zimmerman

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SE/S Crestnoll Rd., 510.5' SW of the C/L of Knollcrest Rd. * DEPUTY ZONING COMMISSIONER
(2407 Crestnoll Rd.) * OF BALTIMORE COUNTY
8th Election District *
Daniel D. Keiser, * Case No. 86-510-A
Petitioner *
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Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of June, 1986, that the herein request for a variance to permit a side setback of 28 feet in lieu of the required 50 feet, in accordance with the plan submitted and filed herein, is GRANTED, from and after the date of this Order.

Jan M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 10, 1986

Mr. Daniel D. Keiser
Mrs. Paulette P. Keiser
815 South Ann Street
Baltimore, Maryland 21231

RE: PETITION FOR ZONING VARIANCE
SE/S Crestnoll Rd., 510.5' SW of the C/L of Knollcrest Rd. (2407 Crestnoll Rd.)
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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6/17/86
AMOUNT: \$ 61.10
RECEIVED FROM: Daniel D. Keiser, 815 S. Ann St., Baltimore, MD 21231
FOR: Payment of Posting to Case No. 86-510-A
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 26, 1986

Mr. Daniel D. Keiser
815 S. Ann Street
Baltimore, Maryland 21231

RE: Petition for Zoning Variance
SE/S Crestnoll Rd., 510.5' SW of the C/L of Knollcrest Rd.
8th Election District

Dear Mr. Keiser:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

ZONING DESCRIPTION

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CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29, 1986

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THE JEFFERSONIAN,

13 Kentish
Publisher

Cost of Advertising
24.75

COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., May 29, 1986

TO CERTIFY that the annexed Regulation 18042, F.O. 27040 for (1) successive weeks/days previous day of May, 1986, in the

Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
Randallstown News, a weekly newspaper published in Baltimore County, Maryland.
Community Times, a weekly newspaper published in Baltimore County, Maryland.
COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per *Jan M. H. Jung*

PETITION FOR ZONING VARIANCE

8th Election District

Case No. 86-510-A

LOCATION: Southeast Side of Crestnoll Road, 510.5 feet Southwest of the Centerline of Knollcrest Road (2407 Crestnoll Road)

DATE AND TIME: Tuesday, June 17, 1986, at 9:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 28 feet in lieu of the required 50 feet

Being the property of Daniel D. Keiser, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 7/2/86

Posted for: *Arnold Jablon*

Petitioner: *Daniel D. Keiser, et ux*

Location of property: *SE/S of Crestnoll Rd., 510.5' SW of the C/L of Knollcrest Rd. (2407 Crestnoll Rd.)*

Location of Sign: *2407 Crestnoll Rd. on front of subject property*

Remarks:

Posted by: *Jan M. H. Jung* Signature Date of return: *May 27, 1986*

Number of Signs: 1

8th Election District 86-510-A

Location: SE/S of Crestnoll Rd., 510.5' SW of the C/L of Knollcrest Rd. (2407 Crestnoll Rd.)

Hearing: Tuesday, June 17, 1986, at 9:00 a.m.

Petition for Zoning Variance to permit a side yard setback of 28' in lieu of the required 50'

Petitioners: Daniel D. Keiser, et ux

No. of Signs: 1

*Reported by Bob Esbert
6/12/86 med*

Mr. Daniel D. Keiser
Mrs. Faulette P. Keiser
815 South Ann Street
Baltimore, Maryland 21231

May 16, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S Crestnoll Rd., 510.5' SW of the
c/1 of Knollcrest Rd.
(2407 Crestnoll Rd.)
8th Election District
Daniel D. Keiser, et ux - Petitioners
Case No. 86-510-A

TIME: 9:00 a.m.

DATE: Tuesday, June 17, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 019306

DATE: 4/18/86 ACCOUNT: 01-613

AMOUNT: \$ 89.00

RECEIVED FROM: Daniel D. Keiser

FOR: Planning Fee for Case No. 86-510-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-510-A, 86-511-A, 86-512-A and 86-513-A

There are no comprehensive planning factors requiring comment
on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

86-510-

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of May, 1986.

Petitioner: Daniel D. Keiser, et ux
Petitioner's Attorney: *[Signature]*
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 27, 1986

Mr. & Mrs. Daniel D. Keiser
815 S. Ann Street
Baltimore, Maryland 21231

RE: Item No. 376 - Case No. 86-510-A
Petitioner - Daniel D. Keiser, et ux
Variance Petition

Dear Mr. & Mrs. Keiser:

The Zoning Plans Advisory Committee has reviewed the plans
submitted with the above-referenced petition. The following comments
are not intended to indicate the appropriateness of the zoning action
requested, but to assure that all parties are made aware of plans
or problems with regard to the development plans that may have a
bearing on this case. The Director of Planning may file a written
report with the Zoning Commissioner with recommendations as to
the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on your
petition. If similar comments from the remaining members are
received, I will forward them to you. Otherwise, any comment that
is not informative will be placed in the hearing file. This
petition was accepted for filing on the date of the enclosed
filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:hsc
Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

May 21, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☒ There are no site planning factors requiring comment.
☒ A County Review Group Meeting is required.
☒ A County Review Group Meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
☒ This site is part of a larger tract therefore it is defined as a
subdivision. The plan must show the entire tract.
☒ A record plat will be required and must be recorded prior
to issuance of a building permit.
☒ The access is not satisfactory.
☒ The circulation on this site is not satisfactory.
☒ The parking arrangements are not satisfactory.
☒ Parking calculations must be shown on the plan.
☒ This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
☒ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 20-23 of the Development
Regulations.
☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
☒ The proposed development plan was approved by the Planning Board.
☒ The property is located in a Baltimore County Zoning Manual.
Bill 173-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The Reserve
Capacity Use Certificate has been issued.
☒ The property is located in a historic area controlled by a city level
historic district. The historic district is not applicable to this
property. The historic district is not applicable to this
property.

cc: James Dyer

James E. Dyer
Chairman, Zoning Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

BAU. H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Daniel D. Keiser, et ux
Location: SE/S Crestnoll Rd., 510.5 ft. SW of centerline Knollcrest Rd.
Item No.: 376 Zoning Agenda: Meeting of April 29, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Special Inspection Division Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 13, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 376 Zoning Advisory Committee Meeting are as follows:

Property Owner: Daniel D. Keiser, et ux
Location: SE/S Crestnoll Road, 510.5 feet SW of c/1 Knollcrest Road
Districts: 8th.

APPLICABLE ITEMS ARE CHECKED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Building and Code (A.M.D.C. #17-1 - 1980) and other applicable Codes and Standards.

- () A Building and other miscellaneous permits shall be required before the start of any construction.

- (X) Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is not required on plans and technical data.

- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

- (X) All Use Groups except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall. If closer
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party
exterior wall within 3'-0" of an interior lot line.

- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office must be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 501 and 502 and have your architect/engineer contact this department.

- () The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.

- () When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural
Engineer seals are usually required. The change of the Use is from _____ to _____ or
to Fixed Use. See Section 312 of the Building Code.

- () The proposed project appears to be located in a Flood Plain, Flood/Divergence. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevations above sea level for the lot and the finished floor levels including basement.

- () Comments:

- () These abbreviated comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Ted Zaleski, Jr.
Director, Planning and Zoning

4/27/86

Daniel Keiser
815 S. Ann Street
Baltimore, Md. 21231

April 15, 1986

Mr. Arnold Jablon
Zoning Commission, Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

I have applied for a zoning variance to allow me to construct
a house in Knollcrest Manor (zoned RC5) less than 50' from
the property line (28' to be specific). Baltimore County
Health Department requirements coupled with the size of the
house required by the subdivision protective covenants have
mandated this request. Numerous other houses in the
subdivision have already been granted this variance. However,
my appointment for filing is not until May 8th and your office
has informed me that the zoning hearing will not be scheduled
for 30-90 days after that date. This waiting period puts my
family in a hardship situation for the following reasons:

1. The perc test and well test expire during this
waiting period, which would require that the
tests be conducted again under more stringent
guidelines. Although the health department has
approved the septic plans for filing (see plot
plan), they will have to re-evaluate their plan
if the tests expire which could result in my
being stuck with a lot which cannot be built on.
2. I have sold my present house with a moving date
of August 31st. The length of time required for
a zoning hearing makes it impossible to have my
new house completed for occupancy by that time.
This will result in having to move my family
twice, causing financial hardship. In addition,
I cannot register my children in a school until
I know where I will be living in September.

Mr. Arnold Jablon
April 15, 1986

Page Two

Therefore, I am requesting that the appointment for
filing for my zoning variance and the zoning hearing
be scheduled as soon as possible.

Thank you for your understanding and cooperation.

Very truly yours,

[Signature]
Daniel D. Keiser

ELEV +5.00'

REF. ELEV 0.00'

ELEV -500

CRESTNOLL

ROAD

50' R/W

30

#2409

106'

LOT II #2407

LOT 12 #2405

82-12-A

Variance granted

50' BLDG SETBACK LINE

40'

30

70

GAR.

PROPOSED HOUSE

28

PORCH

26

24

22

18

72

32

28

45'

SEWAGE DISPOSAL AREA

10,000 SF

153'

PROPERTY LINE (TYP)

O.K. TO FILE APR 15 1986

M. Hauer

BALTO. CO. HEALTH DEPT.

FINAL APPROVED PLAN

PLAT FOR ZONING VARIANCE

ZONING RC 5

DISTRICT 8

LIBER #40 FOLIO 87

SCALE 1" = 30' OFFICE COPY 376

86-516-A

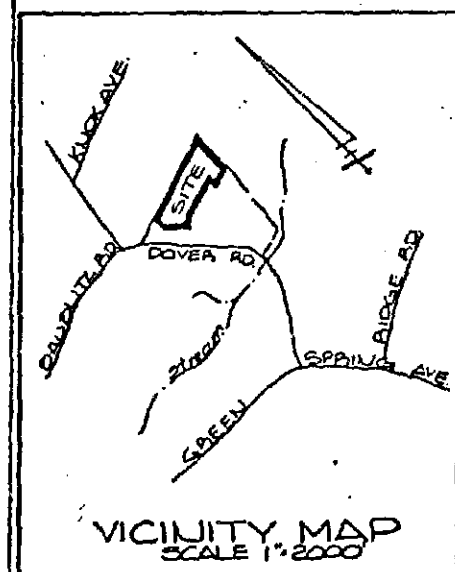
PLOT PLAN

LOT II, #2407 CRESTNOLL RD.

KNOLLCREST MANOR

SECTION 3, BLOCK B

OWNER/GC.: DANIEL KEISER



VICINITY MAP
SCALE 1" = 2000'

5' DRAINAGE & UTILITY EASEMENT

WESTCOTT & BULLER